

State of Connecticut

# *Featured Property Marketing Program*



*Batchelder  
Company  
Site,  
Newtown*



*available properties of special local,  
regional or statewide significance...*



# BATCHELDER COMPANY

## SITE

The Batchelder Company site in Newtown is a 33.4-acre light industrial site located five miles from Interstate 84 in the desirable Fairfield County area. About 10 acres of the site is level and developable, while 20 acres is classified as inland wetlands. Services are provided by an on site well and septic system and the property is currently improved by a 100,000 square foot steel frame structure covered in fiberglass panels. The concrete floor has a load rating of 6.5 pounds per square inch (psi). Due to its poor condition and depending on the site reuse, building demolition may be appropriate. The site has on-site rail siding and is located directly on the Housatonic Railroad, Berkshire Hills Route line - CSXT-CSX Transportation rail freight service is available. The property is zoned M-3 which permits a variety of light industrial uses. Surrounding land uses include both industrial and residential. Neighbors are generally well buffered thus the business setting is both private and secure.

The last use of the abandoned property was as an aluminum smelting plant that closed in 1987. Environmental site assessments have been completed and a conceptual remedial action plan was prepared for the property. The property is under the control of the bankruptcy court and is encumbered by substantial liens

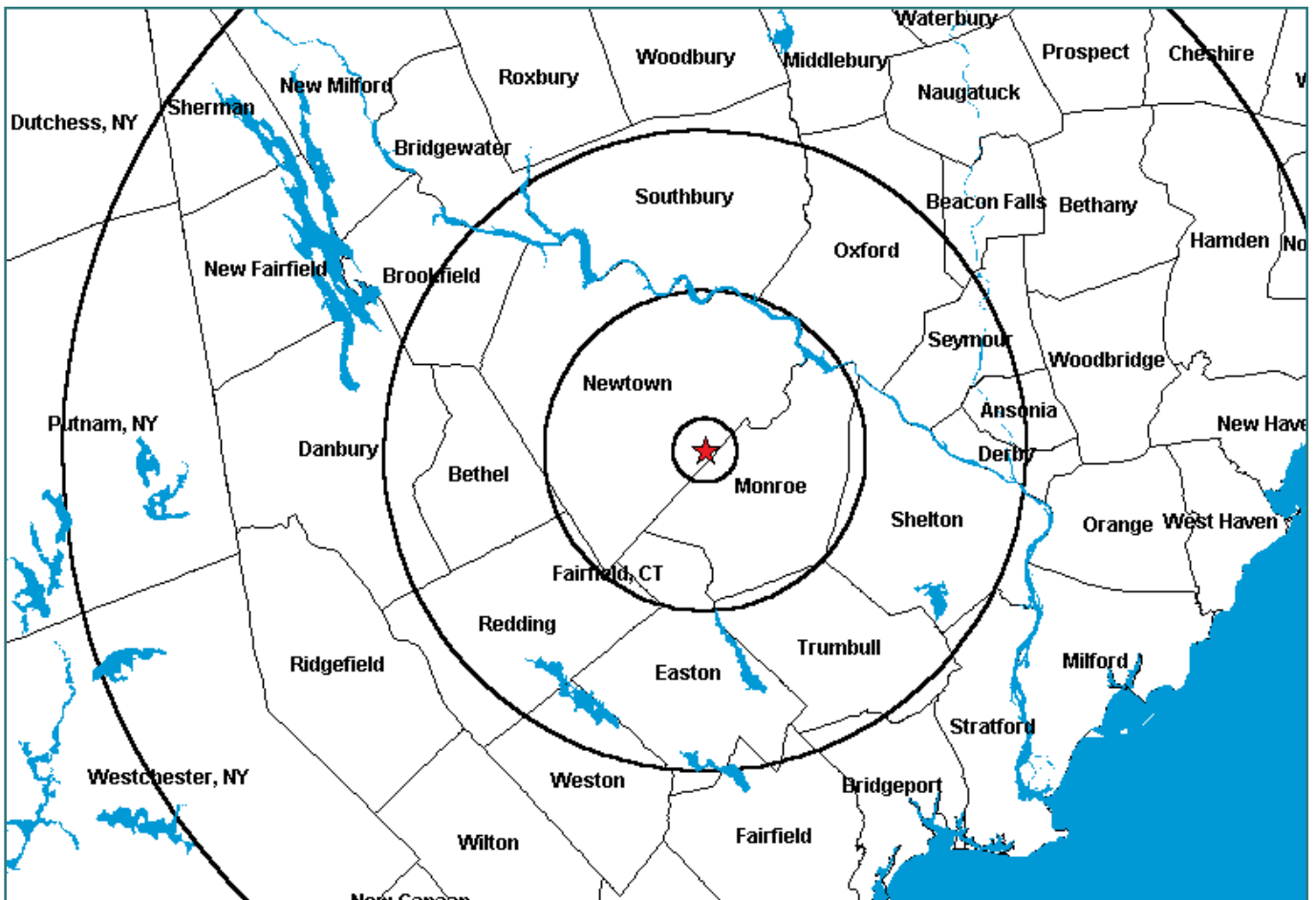
and encumbrances. It is anticipated that the property will be conveyed to the buyer by the bankruptcy court with the cooperation of the town of Newtown. A \$150,000 federal grant has been secured and is available to assist in the cleanup of the Batchelder property. The town will seek active assistance from both state and federal sources to restore the property to productive use.

NEWTOWN,  
CONNECTICUT

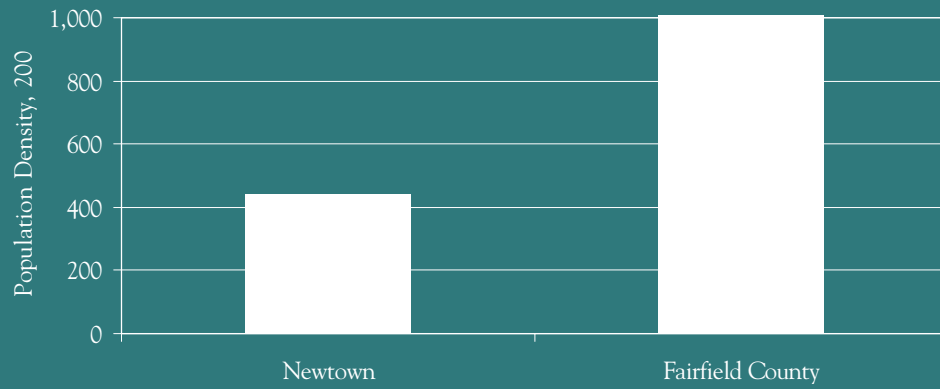


# 2001 Demographics for Radii Around Batchelder Company Site

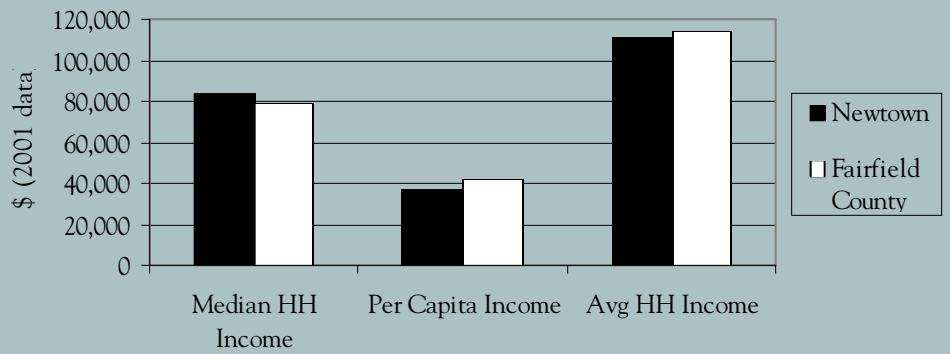
	1.0 Miles:	5.0 Miles:	10.0 Miles:	20.0 Miles:
Population	958	41,889	237,966	1,300,391
Median Age	38.8	36.6	38.1	36.9
Total Households	358	13,681	85,695	484,876
Average Household Size	2.68	3.06	2.78	2.68
Median Household Income	\$81,006	\$83,610	\$75,598	\$70,428
Per Capita Income	\$35,724	\$36,280	\$35,103	\$33,105
Labor Force Employed	478	23,609	130,880	703,188
Labor Force Unemployed	11	479	2,979	18,424
Unemployment Rate	2.2%	2.0%	2.2%	2.6%
Employees	165	16,962	109,806	603,466
Establishments	30	2,021	10,758	61,003



Newtown is Less Densely Populated than the County



Household and Per Capita Income Generated in Newtown is Comparable to the County

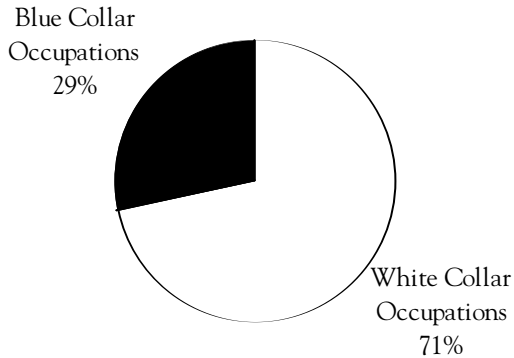


# Major Employers in Newtown

Town of Newtown - Board of Education  
 State of Connecticut (DOC)  
 Kendro Laboratory Products  
 Pitney Bowes  
 Taunton Press  
 Ashlar of Newtown  
 Big Y Supermarket  
 Hubbell Wiring Devices - Kellems  
 Charter Communications  
 Stop & Shop

Source: Newtown Community Development Office

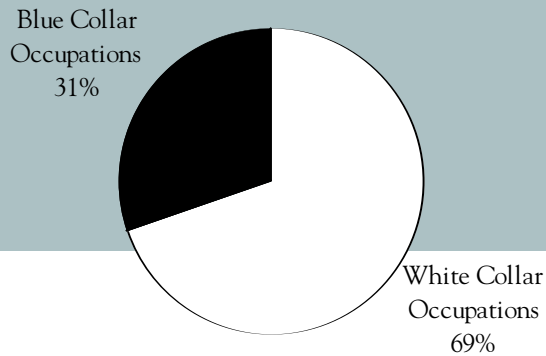
Newtown Occupations, 1990



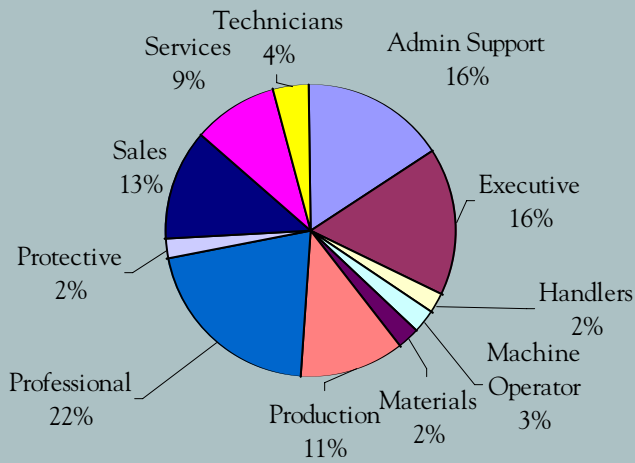
# Major Employers in Fairfield County

Sikorsky Aircraft Corporation  
 Arch Chemical Inc  
 United States Surgical Corp  
 General Electric Capital Corp  
 People's Bank  
 Bridgeport Hospital Inc  
 Pitney Bowes Inc  
 Danbury Health Systems Inc  
 Union Carbide Corporation  
 Clairol Incorporated Del Corp  
 The Stamford Hospital  
 Gartner Group Inc  
 Bayer Corporation  
 Boehringer Ingelheim Corp  
 Norwalk Hospital  
 Oxford Health Plans Inc

Fairfield County Occupations, 1990



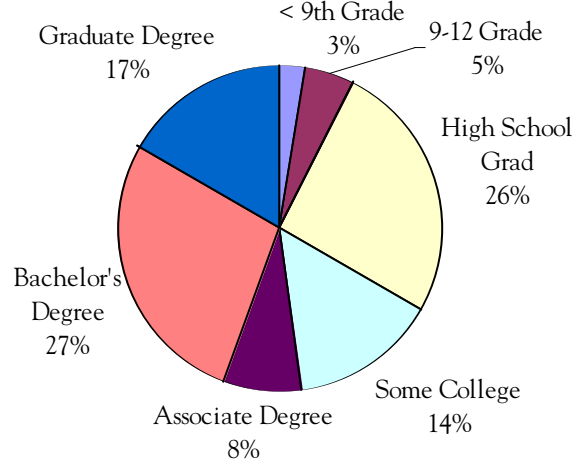
Newtown Employment by Occupation, 2001



Newtown's 12,453 employed workforce in 2000 comprise almost 3% of the county's employed workforce, and almost 1% of Connecticut's.

Similarly, Newtown's 1,287 firms in 2001 make up almost 3% of Fairfield's total establishments, and almost 1% of the state's companies.

Newtown Educational Attainment, 2001



# County: Fairfield

## Property Type

Industrial

Available Acres: 34 (10 dry)

## Additional Information

Total Acres: 34

Enterprise Zone:

Env. Assessment: Yes

Zoning: Industrial 3 (M-3 & M-2)

Topography: 10 acres flat and developable,  
20 acres inland wetland

Conceptual Remedial Action Plan completed

## Utilities

Electricity: Out of service

Water: Well

Sewer/Septic: Septic

Telephone: Yes

## Transportation

Dist. to Interstate Hwy: 1/2 mile & 5 miles

Interstate Number: Rte. 25 & I-84

# SUMMARY OF PERMITTED USES IN M-3 INDUSTRIAL ZONE TOWN OF NEWTOWN, CONNECTICUT

Uses permitted subject to Site Development Plan (SDP) approval (Article IX):

- ◆ Laboratories devoted to R&D (4.18.110)
- ◆ Public utility operation (4.18.120)
- ◆ Town operated public works garage and storage areas
- ◆ Executive offices for a single corporation or related corporations excluding real estate sales (4.18.130)
- ◆ Printing establishments, except within aquifer protection district (4.18.140)
- ◆ Publishing establishments (4.18.150)
- ◆ Light industrial uses including manufacturing, fabricating, processing, converting operations, etc. (to be within enclosed buildings) (4.18.160)
- ◆ Wholesale businesses (4.18.170)
- ◆ Storage in bulk and warehousing of materials (4.18.180)
- ◆ Classification and smelting of nonferrous metals (4.18.210)

Uses permitted by Special Exception (SE) as set forth at Section 8.04:

- ◆ Garages to shelter commercial vehicle and construction equipment (4.18.440)
- ◆ Sanitary landfill and incinerator operated by or on behalf of Town (4.18.450)
- ◆ Multiple tenant business offices excluding real or personal property sales (4.18.470)
- ◆ Indoor skating facility (4.18.490)

Certain structures permitted with a Special Permit by Zoning Board of Appeals (4.18.500)

- ◆ Wireless telecommunications facilities (4.18.510)
- ◆ Detached above ground water towers or tanks (4.18.511)

Lot area, height and bulk criteria for M-3 zone:

Minimum Lot Area (in acres)	1/2
Minimum Lot Width (in feet)	100
Minimum setback front yard	
a) From street line	25'
b) From centerline of street	50'
Minimum side & rear yards	25'
Maximum No. of Stories	2
Maximum Building Coverage	50%
Maximum Structural Coverage including storage, parking, building	N/A
Maximum Bulk of Structures, Buildings and Outdoor Storage Factor*	8

\*Multiple lot size (square feet) by factor to achieve maximum cubic feet of permitted structure

Source: Newtown Community Development Office, November 1, 2001

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors or omissions. You are advised to confer with the Zoning Enforcement Officer regarding permitted uses and zoning.

# City: Newtown

## Contact

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### Disclaimer

The role of the State of Connecticut in the Featured Property Marketing Program is to collect, compile, and disseminate information provided by third parties about real properties in the state. This function is undertaken pursuant to the authority and powers of the Commissioner set forth in sections 32-1c and 32-3(3) of the Connecticut General Statutes. The State of Connecticut makes no guarantee, warranty or representation about the accuracy of the information. It is the sole responsibility of the Seller to collect and present accurate information about the property to the prospective purchaser. It will be the sole responsibility of the prospective purchaser to independently confirm its accuracy and completeness. The State of Connecticut recommends that the prospective Purchaser conduct a careful, independent inspection of the property to confirm its condition and its suitability for the intended use.



**DECD**

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Community Development*

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